

MINUTES OF THE  
November 19, 2009 Meeting of the  
Easton Planning & Zoning Commission

Members Present: John Atwood, Chairman, and members Dan Swann, and Tom Moore.

Members Absent: Steve Periconi and Linda Cheezum.

Staff Present: Zach Smith, Current Planner, Lynn Thomas, Long Range Planner, Tom Hamilton, Town Planner, Stacie Rice, Planning Secretary and Sharon VanEmburch, Town Attorney.

Mr. Atwood called the meeting of the Planning & Zoning Commission to order at 1:00 p.m. The first order of business was the approval of the minutes of the Commission's October 15, 2009 meeting. Upon motion of Mr. Swann, seconded by Mr. Moore the Commission voted 3-0 to approve the October minutes.

The first item was **Ashby Commons** requesting a one year extension to the Ashby Commons preliminary subdivision plat. Mr. Hamilton explained that the Commission at their January 10, 2007 approved the preliminary plat. This approval is granted for 3 years during which improvement plans and final plats can be reviewed. The improvement plans were approved and the applicant has installed a majority of the improvements and has bonded the remaining improvements. Elm Street Development is purchasing the property and is asking for an extension. However, House Bill 921 which was signed into law by the Governor extended the approval from January 10, 2010 to June 30, 2010. Due to House Bill 921 being put into effect no action was needed by the Commission.

The next item discussed was **Shore Health Systems** requesting a **temporary office facility**. Proposed temporary office facility is to be located at the Hospital's Vine Street parking lot. Shore Health Systems is the owner of an approximately 70 space surface parking lot located on the north side of Vine Street and west of West Street. The lot is adjacent to the Hospital's Day Care Facility and is behind the Neighborhood Service Center property. The lot is currently utilized by hospital workers as well as the users of the Neighborhood Service Center. Mr. Ryan Showalter on behalf of Shore Health Systems explained that they would like to place a 36' x 60' temporary office building on the south west corner of the parking lot, to be used for the planning and administration of the new hospital project. They plan on maintaining 59 parking spaces. The request for this temporary office is for up to 36 months. The plan is to move the office facility to the new hospital campus once construction activity is initiated on-site. Upon motion of Mr. Moore, seconded by Mr. Swann the Commission voted 3-0 to approve the temporary office facility for three (3) years.

The next item was **Talbot County Right to Life** requesting to place a temporary 4' x 8' sign on the lawn of Immanuel Lutheran Church located on Ocean Gateway at Holly Road. The sign would be on site for the month of January. Ms. Walter on behalf of Talbot County Right to Life explained that this sign would be part of a display called Cemetery of the Innocents which includes 600 small crosses. She explained that these displays are all over Maryland and have been for a number of years. A member of Immanuel Lutheran Church spoke on behalf of the Church supporting the temporary sign. Upon motion of Mr. Swann, seconded by Mr. Moore the Commission voted 3-0 to approve the temporary sign for the month of January.

The next item discussed was discussion concerning **Comprehensive Plan**. Mr. Thomas explained that at the joint Planning Commission/Town Council work session held there was extensive discussion concerning a few issues in the Comprehensive Plan. The three primary objections were: 1.) The addition of the goal of limiting growth to a maximum of 1% annually, 2.) The change in the designation of the Gannon/Lowe's Property adjacent to the new hospital site from Priority 3 to Priority 1, and 3.) Connectivity. The Commission briefly discussed the issues, but felt without a full Commission present they preferred to wait. The Commission scheduled a workshop for Thursday, December 10<sup>th</sup> at 3:00 p.m. to further discuss.

The next item was the 2010 Zoning Ordinance Amendments. Mr. Thomas explained that it is time again to consider possible revisions to the Zoning Ordinance as part of your annual package of amendments. There are the changes that we make once per year in response to issues that have come up over the past year or in anticipation of problems that we have identified and expect may come up in the future. Mr. Thomas compiled a fairly long list for this year's amendments. He stated that the Commission needs to discuss the list and indicate which items from the list you want to proceed with , which you want to drop from consideration, and whether you have any additions to the list. The Commission briefly discussed the list and felt as though it would be best to schedule a workshop in January to fully discuss. Mr. Thomas is to provide the Commission with additional information at their December meeting.

The next item was from staff concerning the **Draft Storm Water Management Ordinance**. Mr. Hamilton advised the Commission that revisions to the Storm Water Ordinance will be on their December agenda and Jerry Friedel will be present to discuss. Mr. Hamilton stated that the new regulations have to be adopted by May 2010.

The next item was from staff concerning the final plat for **Easton Village, Phase 6**. Mr. Hamilton asked the Commission to authorize their Chairman to sign the plat. Upon motion of Mr. Swann, seconded by Mr. Moore the Commission voted 3-0 to authorize Mr. Atwood to sign the plats for Easton Village, Phase 6.

There being no further business the meeting was adjourned at 2:20 p.m. by motion of Mr. Moore, seconded by Mr. Swann.

Respectfully submitted,

Stacie S. Rice  
Planning Secretary